



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2021-1605  
**Type:** Ordinance  
**File created:** 4/21/2021  
**Status:** Passed  
**In control:** City Council  
**Final action:** 7/21/2021  
**Title:** Zoning Reclassification Map No. 9-K at 4730 W Grace St - App No. 20683T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-K  
**Attachments:** 1. O2021-1605 (V1).pdf, 2. O2021-1605.pdf

Date	Ver.	Action By	Action	Result
7/21/2021	1	City Council	Passed	Pass
4/21/2021	1	City Council	Referred	

## Pin

### ORDINANCE

#### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS -3 Residential Single-Unit (Detached House) District, as shown on Map 9-K in the area bounded by:

**West Grace Street; a line 291 feet East of and parallel to North Cicero Avenue; the alley next North of and parallel to West Grace Street; a line 328.50 feet East of and parallel to North Cicero Avenue.**

**To those of RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District**

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 4730 West Grace Street, Chicago, IL

### NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 4730 WEST GRACE STREET

The Application is to change zoning for 4730 West Grace Street from RS-3 Residential Single-Unit (Detached House) District to RT-3.5

Residential Two-Flat, Townhouse and Multi-Unit District. The zoning change is needed on the existing three (3) unit building to legalize the Garden Apartment. The Building currently exceeds the maximum floor area ratio allowed under the current zoning district which is RS-3. The height of the building will not change. There be four (4) parking spaces provided at the rear of the property.

LOT AREA: 4,615.50 SQUARE FEET FLOOR AREA RATIO: 0.76

EXISTING BUILDING AREA: 3,510 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,538.50 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE FOUR OFF-STREET PARKING SPACES PROVIDED.

EXISTING FRONT SETBACK: 20 FEET 8 INCHES EXISTING REAR SETBACK: 30 FEET 3 14 INCHES

EXISTING SIDE SETBACK: 3 FEET 10 1/2 INCHES EXISTING REAR YARD OPEN SPACE: 356 SQUARE

FEET

EXISTING BUILDING HEIGHT: 29 FEET 3 INCHES